Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	47 LAKESIDE CRESCENT CROYDON HILLS VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,600,000	&	$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	Croydon Hills
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 BRONTE COURT CROYDON NORTH VIC 3136	$1,692,800	08-Apr-25
5 BEMM COURT CROYDON HILLS VIC 3136	$1,641,000	31-Jan-25
3 TANDARRA DRIVE RINGWOOD VIC 3134	$1,600,000	02-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 April 2025

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10 BRONTE COURT CROYDON NORTH VIC 3136

4 2 2

Sold Price RS $1,692,800 Sold Date 08-Apr-25

Distance 1.32km

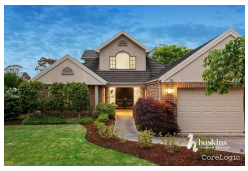


5 BEMM COURT CROYDON HILLS VIC 3136

6 2 2

Sold Price $1,641,000 Sold Date 31-Jan-25

Distance 0.9km



3 TANDARRA DRIVE RINGWOOD VIC 3134

4 2 2

Sold Price $1,600,000 Sold Date 02-Dec-24

Distance 1.74km

RS = Recent sale **UN** = Undisclosed Sale

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